

Leander: How Close Did Sellers Get to Asking Price in August?

Leander · 2026-10-05

Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

August 2026

MEDIAN SALE PRICE

\$451,500

-1.8% vs. last year

n=118

MEDIAN DAYS ON MARKET

47

-7.8% vs. last year

n=118

SOLD VS. ORIGINAL LIST

94.7%

n=118

HOMES FOR SALE TODAY

636

months of inventory: 4.33

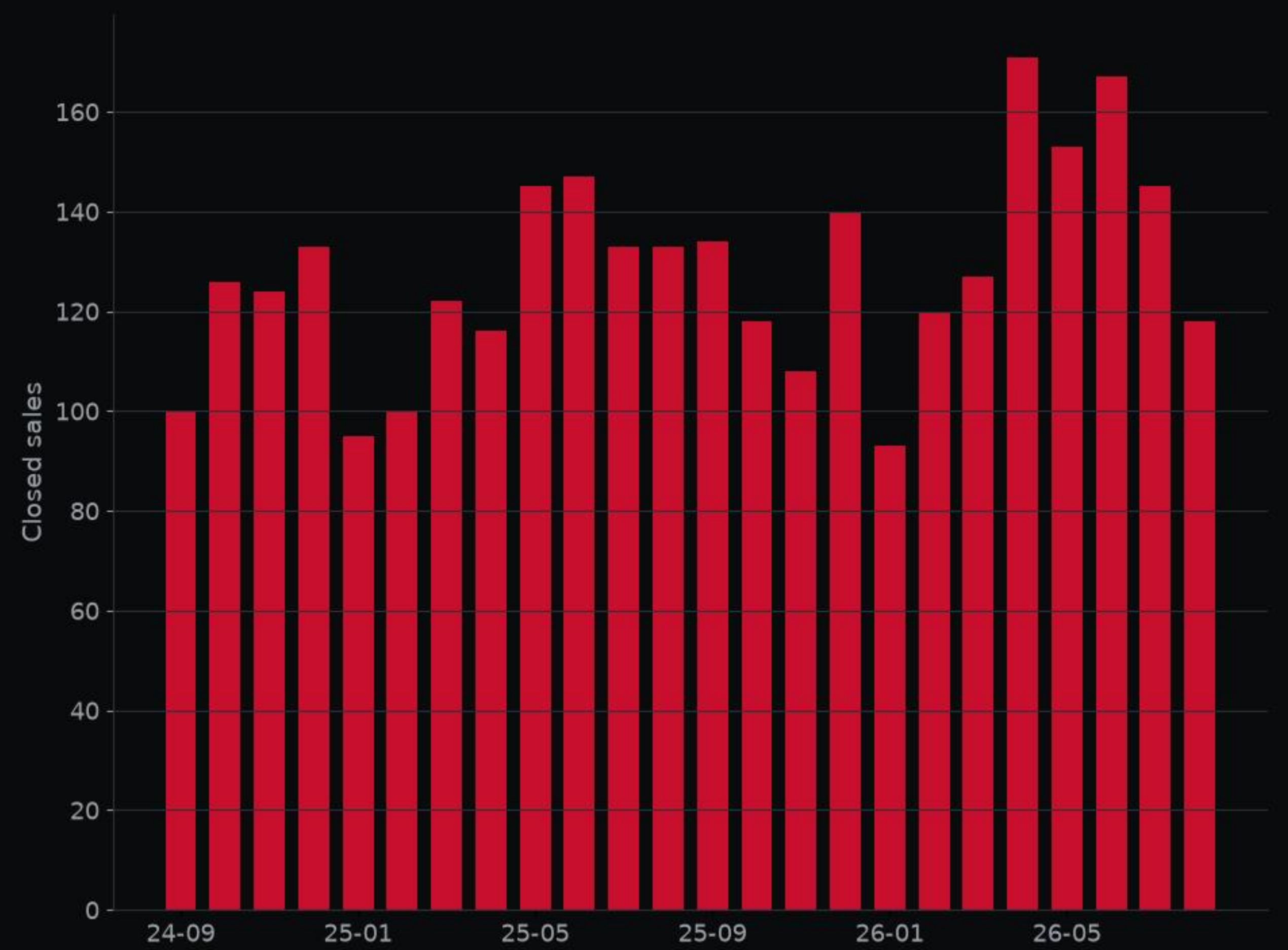
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Deal of the Week

1804 W CROW HOP VW · MLS #1979896

\$430,000

5 bed · 3 bath · 3,056 sq ft

listed 16% below the ALEX valuation; 16% under the local price per sq ft; price reduced 19% from original.

ALEX valuation: \$514,000 (range \$476,000–\$527,000)

ALEX Intelligence estimate, not an appraisal.

Listed by nan

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Want a private showing? Call or text George · 713.918.9951

Want a closer look? Reply or call George at 713.918.9951 and we'll set up a showing.

alex-companies.com/market-data

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Data from Unlock MLS. Deemed reliable, not guaranteed.